AGENDA
REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS
SEAL BEACH MUTUAL EIGHT
April 23, 2018
Meeting begins 1:30 p.m.
Administration Building Conference Room A

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. SHAREHOLDER COMMENTS (2-3 minutes per shareholder)

3. ROLL CALL

4. INTRODUCTION OF GRF REPRESENTATIVE, STAFF, AND GUEST(S):
   Mr. McGuigan, GRF Representative
   Ms. Hopkins, Mutual Administration Director
   Mr. Hurtado, Building Inspector
   Mr. Swordes, Building Inspector
   Ms. Pellegrini, Recording Secretary

5. APPROVAL OF MINUTES:
   Regular Meeting Minutes of March 26, 2018

6. BUILDING INSPECTOR’S REPORT
   Mr. Hurtado/Mr. Swordes
   Permit Activity; Escrow Activity; Contracts & Projects; Shareholder and Mutual Requests (p. 3)

7. GRF REPRESENTATIVE
   Mr. McGuigan

8. UNFINISHED BUSINESS
   a. Ratify rescinded/posted Policy 7701 – Personal Property Insurance and ratify adopted/posted Policy 7701.08 – Personal Property Insurance (p. 5-7)
   b. Ratify adopted/posted Policy 7731.08 – Internal Dispute Resolution (p. 9-10)

9. NEW BUSINESS
   a. Discuss amending Policy 7502.08 – Carport Regulations (p. 11-19)
   b. Discuss amending Policy 7502.08.1 – Adoption of GRF Policy 1927-37 – Parking Rules (p. 21-41)
   c. Bulk Cable Service Agreement – Superwire (p. 43-44)
   d. Shareholder Statement to Vote Cumulatively (p. 45)
   e. Appoint Observers of the 2018-2019 Annual Election (p. 47-52)
   f. Cancel May Mutual Board Meeting due to Annual Shareholders Meeting (p. 53)
   g. Emergency Information Council (p. 55)

   STAFF SECRETARY BREAK 3:00 p.m.

(Tuesday, April 17, 2018 jp)
10. SECRETARY / CORRESPONDENCE
    Mr. Park

11. CHIEF FINANCIAL OFFICERS REPORT
    Mrs. Berg
    a. Discuss transfer of funds from General Operating to Infrastructure Reserves (p. 57)
    b. Allocation of the 2017 GRF Excess Income (p. 59)
    c. Discuss ratifying sales and purchases by BNY Mellon (p. 61)

12. MUTUAL ADMINISTRATION DIRECTOR
    Ms. Hopkins

13. ANNOUNCEMENTS

14. COMMITTEE REPORTS

15. DIRECTORS’ COMMENTS

16. SHAREHOLDER(S)’ COMMENTS (2-3 MINUTES)

17. ADJOURNMENT

18. EXECUTIVE SESSION

STAFF SECRETARY WILL LEAVE THE MEETING BY 4:10 p.m.

NEXT MEETING: Annual Shareholders Meeting May 29, 2018 at 10:00 a.m.
In Clubhouse 4

(Tuesday, April 17, 2018 jp)
PERMIT ACTIVITY

<table>
<thead>
<tr>
<th>UNIT #</th>
<th>DESCRIPTION OF WORK</th>
<th>GRF/CITY PERMIT</th>
<th>PERMIT ISSUE</th>
<th>COMP. DATE</th>
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<th>RECENT INSPECTION</th>
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ESCROW ACTIVITY

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CONTRACTS

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<td>Brightview Landscape</td>
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<td>laundry room fire extinguishers</td>
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<td>Empire Pipe and Supply</td>
<td>Mutual sewer cleaning</td>
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<td>Fenn</td>
<td>termites and pests</td>
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SPECIAL PROJECTS

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<tr>
<th>CONTRACTOR</th>
<th>PROJECT</th>
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APARTMENT VISITS

VARIOUS
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At the February 26, 2018, Board Meeting Policy 7701 – Personal Property Insurance was rescinded and Policy 7701.08 – Personal Property Insurance was adopted, and the 30–day posting requirement has been met (attached).

I move to ratify rescinded/posted Policy 7701 – Personal Property Insurance and ratify adopted/posted Policy 7701.08 – Personal Property Insurance
MUTUAL OPERATIONS

PHYSICAL PROPERTY

Personal Property Insurance - Mutual Four, Eight, and Fifteen Only

Effective April 1, 2009, Mutuals Four, Eight, and Fifteen shareholders, whether residing in their apartment or not, shall carry personal property insurance to cover the personal contents of their apartment, to cover any damage to their apartment for which they are responsible, and to cover any damage, for which they are responsible, to adjacent apartments.

The following paragraph replaces paragraph one for Mutual Four only:

Effective January 2, 2010, Mutual Four shareholders, whether residing in their apartment or not, shall carry personal property insurance to cover the personal contents of their apartment, to cover any damage to their apartment for which they are responsible, and to cover any damage, for which they are responsible, to adjacent apartments.

The Golden Rain Foundation and Mutual Corporation are not responsible for personal property, or damage to personal property stored or parked on the street or in the carport, such as vehicles and other property stored in or under the storage cabinets.

Shareholder shall obtain sufficient coverage for additional living expenses should the shareholder be unable to occupy their apartment while repairs are made to their apartment.

Shareholder shall obtain personal liability insurance in an amount sufficient for the indemnification of other persons who may be injured on their property. If shareholder owns a pet, $300,000 in personal liability coverage is recommended. If shareholder does not own a pet, it is recommended that the personal liability coverage be $200,000.

Shareholder should consider obtaining sufficient coverage to insure the value of any artwork, jewelry, antiques or other items that would not normally be covered by an average policy for personal property.

Upon obtaining personal property insurance, and upon annual renewal of the policy, Shareholder shall provide proof of insurance to the Stock Transfer Office in the form of the policy declarations page.

MUTUAL ADOPTION

Four: 10 Nov 09
Six: 26 May 10 (See Policy 7586.G.6)
Eight: 28 Sept 09
Twelve: 14 May 09 (See Policy 7701.12)
Fifteen: 17 Aug 09

(Jan 16)
MUTUAL OPERATIONS

PHYSICAL PROPERTY

Personal Property Insurance - Mutual Eight

Effective April 1, 2009, Mutuals Eight, shareholders, whether residing in their apartment or not, should carry personal property insurance to cover the personal contents of their apartment, to cover any damage to their apartment for which they are responsible, and to cover any damage, for which they are responsible, to adjacent apartments.

The Golden Rain Foundation and Mutual Corporation are not responsible for personal property, or damage to personal property stored or parked on the street or in the carport, such as vehicles and other property stored in or under the storage cabinets.

Shareholder shall obtain sufficient coverage for additional living expenses should the shareholder be unable to occupy their apartment while repairs are made to their apartment.

Shareholder shall obtain personal liability insurance in an amount sufficient for the indemnification of other persons who may be injured on their property. If shareholder owns a pet, $300,000 in personal liability coverage is recommended. If shareholder does not own a pet, it is recommended that the personal liability coverage be $200,000.

Shareholder should consider obtaining sufficient coverage to insure the value of any artwork, jewelry, antiques or other items that would not normally be covered by an average policy for personal property.

MUTUAL   ADOPTION

Eight:

(draft created on 12-27-17 ka)
MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: RATIFY ADOPTED/POSTED POLICY 7731.08 – INTERNAL DISPUTE RESOLUTION (UNFINISHED BUSINESS ITEM B)
DATE: APRIL 23, 2018
CC: MUTUAL FILE

At the February 26, 2018, Board Meeting Policy 7731.08 – Internal Dispute Resolution was adopted and the the 30–day posting requirement has been met (attached).

I move to ratify adopted/posted Policy 7731.08 – Internal Dispute Resolution
MUTUAL OPERATIONS

MUTUAL ADMINISTRATION

ADOPTE DRAFT POLICY

Internal Dispute Resolution – IDR – Mutual Eight

California Civil Code §5910 and §5915 provides that the Mutual Boards shall provide a “fair, reasonable and expeditious” procedure for resolving disputes between the Mutual and its shareholders without charging a fee to the shareholder participating in the process. The process is referred to as “Internal Dispute Resolution” (IDR) or “Meet and Confer.”

(1) The shareholder may request the Mutual Board to meet and confer in an effort to resolve a dispute. The request shall be in writing.

(2) Shareholders may refuse a request to meet and confer with the Board of Directors. The Board of Directors may not refuse a request to meet and confer with the shareholders.

(3) The Board of Directors shall designate a minimum of two (2) Board Directors to meet and confer with the shareholder. The shareholder may bring another person and/or legal representative to meet and confer.

(4) The parties shall meet promptly at a mutually convenient time and place to explain their positions to each other in an effort to resolve the dispute.

(5) Any proposed resolution of the dispute shall be memorialized in writing and brought to the next Mutual Monthly Meeting for the Board’s consideration and final approval.

(6) All such IDRs are considered to be confidential and may only be discussed in Executive Session.

(7) Any final agreement between the Board of Directors and the shareholders shall be in writing and signed by all parties.

MUTUAL ADOPTION

EIGHT:

(draft created on 02-20-18 ka)
MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AMENDING POLICY 7502.08 – CARPORT REGULATIONS (NEW BUSINESS ITEM A)
DATE: APRIL 23, 2018
CC: MUTUAL FILE

On February 25, 1980, the Board of Directors adopted Policy 7502.08 – Carport Regulations.

At the April 23, 2018, Board Meeting, the Board of Directors will vote to amend Policy 7502.08 – Carport Regulations (attached).

_I move to amend Policy 7502.08 – Carport Regulations on a preliminary basis until the 30–day posting period is completed._
MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations - Mutual Eight

A. Carport Use

1. Carports are to be used for parking of self-propelled land vehicles in operating condition. Any stored items in the carports must be completely contained in the carport cabinets except as permitted in paragraph 4 below.

2. Current fire regulations prohibit the storage of fuel oil or any combustible material in the carport areas.

3. All vehicles, when parked in the carports, must be headed in. When parked, vehicles shall not extend beyond the edge of the roof drip line of the carport. Property, including secondary storage facilities, shall not interfere with the shareholder’s vehicle fitting under the edge of the carport roof drip line. This may require removal of secondary storage facilities at owner’s expense even if the secondary storage facilities have been approved by the Board and meet the design of this regulation.

4. The following property may be stored or used as storage under upper cabinets:
   a. One bicycle, tricycle, folding shopping cart, hand cart, and stepladder of up to 8 feet, or, a combination of three such items; or
   b. An enclosed 100+ gallon garden type container having dimensions of not less than approximately 23" x 24" x 50" and which shall be opaque and of a neutral earth tone color; or,
   c. Secondary storage cabinets as described in Section E; or,
   d. Bypass sliding doors as described in Section F.

Other property including motorcycles, motor bikes, mopeds, electric carts, bicycles, tricycles, etc., must not be parked between self-propelled vehicles because that would infringe upon another occupant’s vehicle space.

5. Carports are for the use of Mutual Eight Shareholders and Registered Co-occupant. Use by anyone else is prohibited. Passenger vehicles are to be parked heading in, and shall be licensed and insured in compliance with Department of Motor Vehicles regulations. They shall also exhibit a current and valid Golden Rain Foundation identification decal issued by the Golden Rain Foundation and have current DMV registration tags."

B. Carport Assignments

1. Carport assignments are controlled by the Mutual Corporation and a record of assignments is kept in the Stock Transfer Office of the Golden Rain Foundation.

2. Resident shareholders who want to change carport assignments must obtain the Mutual Board of Directors’ approval so the change can be recorded in the Stock Transfer Office.

(draft created on 04-16-18 ka/ct)
3. The request for carport re-assignment, if approved, is only temporary, and is valid only so long as both participating parties agree to the temporary change. One party determining to withdraw from the agreement may do so as may the successor owner of that party’s apartment. The Mutual Corporation retains, at all times, the authority to revoke and cancel this temporary change of carport assignment, at its discretion. The re-assignment of carport spaces, herein provided, will automatically become null and void in the event of a sale of the stock representing either apartment, with absolutely no exceptions to the rules herein provided.

4. Carport space may not be rented to or used by anyone who is not a resident shareholder of Mutual Eight.

C. Electrical Outlets in Carports

1. Resident shareholders are permitted to have an electrical outlet professionally installed in their carport for the purpose of recharging electric carts.
   
   a. There will be a monthly charge of $15 for the use of electricity.

2. The Mutual encourages all resident shareholders to park any and all vehicles in carports as much as possible.

3. Resident shareholders who have an electrical outlet professionally installed in their carport will be responsible for the maintenance of same.
   
   a. Upon the resale or transfer of the share of stock, the electrical outlet must be removed at the resident shareholder’s expense if the buyer does not want to use and pay for the electrical outlet in the carport.

4. The following installation guidelines have been established and shall be available to contractors who are providing an estimate for, or are installing, the outlet.
   
   a. The installation of the electrical outlet shall be done by a licensed contractor in good standing.

   b. A permit must be obtained from the Physical Property Department prior to any work being done.

   c. The installation techniques shall be such in order to facilitate the complete disassembly and removal of the electrical outlet, should removal become necessary.

   d. All applicable codes shall be observed, and all installation components shall be suitable for outdoor installation.
MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations - Mutual Eight

e. All wiring shall be run in rigid conduits.

f. Current carrying conductors shall be #14 AWG stranded copper conductor with 500-volt insulation.

g. 15-amp fused power outlets shall be mounted inside the storage cabinet.

D. Oil Spills on Carport Floor or Street

1. In accordance with Seal Beach Municipal Code 9.20.010, any vehicle leaking oil, antifreeze, or any other hazardous material is prohibited from parking in a Mutual carport or on a Mutual street or driveway.

   a. Kitty litter may not be used to cover hazardous materials and may not be disposed of in any Mutual trash container.

   b. All hazardous waste materials, including kitty litter, must be disposed of at an Orange County Approved Hazardous Waste site.

   c. Resident shareholders or guests who ignore this Municipal Code may be subject to fine and/or having their vehicle towed at their expense.

E. Secondary Carport Storage Cabinets

This has been developed in an effort to improve the appearance of the community and enhance property values by providing for and making uniform, the appearance of secondary (lower) cabinets.

1. Shareholders are permitted to have a secondary carport storage cabinet installed beneath their existing cabinet at the shareholder’s expense, with the approval of the Mutual Eight Board of Directors and Building Inspector and obtaining the appropriate permit from the Physical Property Department before the cabinets are installed. If a cabinet is installed without permit or not in conformity with this standard design and specified materials, the cabinet shall be removed at the expense of the shareholder.

2. Shareholder shall use a standard design approved by Mutual Eight.

3. The dimensions of the lower, secondary cabinet must conform to the dimensions of the upper cabinet. The lower cabinet doors and hardware must align with the doors and hardware of the upper cabinet. The depth of the lower, secondary storage cabinet must not exceed the depth of the concrete shelf. Width must match the width of the upper cabinet.

4. Exterior paint and hardware must match the existing, standard upper cabinet.
5. The shareholder is responsible for maintaining and repairing any damage to his/her carport cabinet.

6. Secondary cabinets are a non-standard addition. If a subsequent owner does not want the secondary cabinet, the seller must remove the secondary cabinet and restore the area to original condition at seller's (shareholder's) expense.

7. Due to the vulnerability to damage from vehicles being parked in front of the secondary cabinet, no electricity will be installed inside the secondary cabinet. Any electrical charging station allowed by California Civil Code Section 4745, as may be amended from time-to-time, shall be contained in the upper cabinet or elsewhere as may be practical and permitted by law and applicable codes in effect.

8. Installation of secondary cabinets shall not exempt the shareholder from the requirement that vehicles parked in the carport stall shall not extend beyond the drip line of the roof and gutters.

9. Installation of secondary cabinets replaces the shareholder's permission to store a bicycle or tricycle, folding cart, and ladder outside of the standard cabinets.

10. Only treated wood purchased through the Property Management Department or treated by an approved contractor with the wood being approved by the Building Inspector.

Materials:

a. Door panels, end and sides, 3/4" sanded plywood handy panels, good one side or better; exterior grade.

b. Top and floor, 1/2" sanded plywood panels, good one side or better, exterior grade.

c. Framing and center strip for hinges, 2" x 4"

d. Strips for hinges, 1" x 4"

e. Front edge of floor finished with 3/4" plywood strip

f. Floor shall sit firmly upon treated 2" x 4" boards

g. Concrete wheel stop 30" from curb shelf
NOTES:
1. Lower cabinet will vary from 46 1/2" TO 48" in height. Build accordingly.
2. Lower cabinet front must be flush with existing concrete curb shelf.
3. Block all areas between upper and lower cabinet to prevent rodent intrusion.
4. Install 4' long standard size wheel stop and secure with two 5/8" Zinc plated
   Hex head bolts and Zinc plated Fender washers, use appropriate concrete anchors.
   (Solid plastic stops are preferable) Adjust distance for specific vehicle.

MATERIALS:
1. HASP = Masterlock No. 704DPF - Big Paint Store - $6.50 ea.
2. HINGES = Stanley, SKU-218272 Heavy Duty Gate Hinge - Hardware Source - $2.49 ea.
3. Use quality 3/4" exterior plywood on front, doors and sides with the same or
   better finish as the top cabinets and caulk where needed.
4. Prime and paint all visible surfaces, inside and out.
5. All lumber, including plywood, must be treated for insects and rot.

(draft created on 04-16-18 ka/ct)
F. Secondary Carport Sliding Bypass Sliding Doors

This has been developed in an effort to improve the appearance of the community and enhance property values by providing for and making uniform the appearance of secondary (lower) sliding doors.

1. Shareholders are permitted to have secondary carport storage areas behind sliding bypass doors beneath their existing cabinet at the shareholder’s expense, with the approval of the Mutual Eight Board of Directors and the Building Inspector and obtaining the appropriate permit from the Physical Property Department before the sliding bypass doors are installed. If bypass sliding doors are installed without permit or not in conformity with this standard design and specified materials, the doors and hardware shall be removed at the expense of the shareholder.

2. Shareholders shall meet the standard design contained in this regulation.

3. The dimensions of the lower sliding bypass doors must conform to and align with the length of the upper cabinet and the centerline of the two sets of doors shall align with the center post of the upper cabinet doors. (Note: This is not the true center of the cabinet because the upper doors are offset.)

4. Exterior paint must match the existing, standard upper cabinet.

5. The shareholder is responsible for maintaining and repairing any damage to his/her carport’s sliding bypass doors.

6. Sliding bypass doors are a non-standard addition. If a subsequent owner does not want the secondary storage unit, the seller must remove the secondary unit and restore the area to original condition at seller’s (shareholder’s) expense.

7. Due to the vulnerability to damage from vehicles being parked in front of the secondary sliding bypass doors, no electricity will be installed inside the space under the upper cabinets. Any electrical charging station allowed by California Civil Code Section 4745, as may be amended from time-to-time, shall be contained in the upper cabinet or elsewhere as may be practical and permitted by law and applicable codes in effect.

8. Installation of secondary sliding bypass doors shall not exempt the shareholder from the requirement that vehicles parked in the carport stall shall not extend beyond the drip line of the roof and gutters.

9. Installation of secondary sliding bypass doors replaces the shareholder’s permission to store a bicycle or tricycle, folding cart, hand cart, and ladder or large container outside of the standard cabinets.

(draft created on 04-16-18 ka/ct)
10. Only wood treated for insects and rot and purchased through the Service Maintenance Department, or, treated for insects and rot by an approved contractor with the wood treatment being approved by the Building Inspector may be used.

Materials:

a. Door panels, end and sides, ¾” sanded plywood handy panels, good one side or better, exterior grade.
   Sliding door (1) 48” x 65”
   Sliding door (2) 48” x 50”
   Sides (2) 30” x 48”
   Framework 2” x 4” x 112”

b. Concrete wheel stop approximately 30” from curb shelf. Exact measurement shall be determined by the individual vehicle to be parked in the space. Curb may be waived with Physical Property Committee’s written permission.

c. Overhead bypass frame, rail, and hanging hardware shall be of sufficient strength and design to support the weight of the doors. Hang overhead frame from 2” x 4” run 4” back from front edge, parallel with front, between 2” x 4”s under overhead cabinets.

d. 2” x 4” framework shall be of cedar or treated wood.
MUTUAL OPERATIONS

SHAREHOLDER REGULATIONS

Carport Regulations - Mutual Eight

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<th>Violation</th>
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<td>2. Blocking Crosswalk (not applicable to Mutual Eight)</td>
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<td>3. Expired or Invalid State Vehicle Registration*</td>
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<td>4. Flat Tires</td>
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<td>6. Handicap Parking without Placard or Handicap ID Displayed</td>
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<td>11. Parked on Sidewalk or Grass</td>
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<td>12. RED ZONE: Bus Stop</td>
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<td>13. RED ZONE: Fire Hydrant</td>
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<td>14. RED ZONE: Mail Box (not applicable to Mutual Eight)</td>
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<td>15. RV or VUFR - Generator Running 8pm – 8am</td>
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<td>16. RV or VUFR - Jack Support: None or Inadequate</td>
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<td>17. RV or VUFR Parked Over 72 (Seventy-Two) Hours on TRUST STREET</td>
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<td>18. Washing any vehicle on Trust Property (except Car Wash areas)</td>
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<tr>
<td>19. Washing a Non-resident Vehicle at Car Wash</td>
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* Fine will be waived on first offense if placard and/or paperwork that was current at time of Citation is presented. The Security Services Director has the right to waive the first offence fine if needed paperwork is presented to them.

MUTUAL ADOPTION

EIGHT: 02-25-80

AMENDMENTS

09-23-90, 09-24-01, 10-27-03, 03-22-04, 11-22-04, 01-22-07, 11-24-08, 02-23-15, 7-25-16, 09-26-16

(draft created on 04-16-18 ka/ct)
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MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: DISCUSS AMENDING POLICY 7502.08.01 – ADOPTION OF GRF POLICY 1927-37 – PARKING RULES (NEW BUSINESS ITEM B)
DATE: APRIL 23, 2018
CC: MUTUAL FILE

On April 24, 2017, the Board of Directors adopted Policy 7502.08.01 – Adoption of GRF policy 1927-37 – Parking Rules.

At the April 23, 2018, Board Meeting, the Board of Directors will vote to amend Policy 7502.08.01 – Adoption of GRF policy 1927-37 – Parking Rules (attached).

I move to amend Policy 7502.08.01 – Adoption of GRF policy 1927-37 – Parking Rules on a preliminary basis until the 30–day posting period is completed.
Adoption of GRF Policy 1927-37 – Parking Rules

The following Parking Rules are strictly enforced and are applicable to all persons controlling or operating vehicles on any PROPERTY regulated by Mutual Eight. This also refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

Per the Occupancy Agreements all Shareholders/Members are solely responsible for the actions of their guests and employees; therefore they are solely responsible for the fines and penalties incurred by their guests or employees.

GRF vehicles are exempted from these policies when appropriate, such as maintenance or security vehicles assisting first responders or providing emergency services to a Shareholders/Member unit.

1. PREFACE

In order to promote safety, all drivers and pedestrians shall follow the same parking rules as are required on public streets, unless otherwise specified herein.

2. DEFINITIONS

Words appearing in ALL CAPITAL LETTERS are defined in this section.

2.1. ALTERNATIVE DISPUTE RESOLUTIONS (ADR)

A method of resolving disputes other than by litigation involving a neutral third party pursuant to Civil Code Sections 5925-5965.

2.2. ASSIGNED PARKING

A defined parking location that has been designated for the use of a specific individual or group by the GRF.

2.3. BICYCLE/TRICYCLE

A device with 2 or 3 wheels, respectively, upon which any person can ride propelled exclusively by human power through a belt, chain or gears.

2.4. CAREGIVER

A non-shareholder/member hired or identified by a Shareholder/Member as providing part-time or full-time care. This person must be registered with Stock Transfer.

2.5. COMMERCIAL VEHICLES

A motor vehicle of a type required to be registered and used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property. A COMMERCIAL VEHICLE shall also mean any type of vehicle, which includes without limitation, a truck, van or trailer that has one or more of the following traits:
Adoption of GRF Policy 1927-37 – Parking Rules

2.5.1. Larger than one (1) ton carry weight;
2.5.2. Bears a prominent business name or advertisement. If the graphic medium is removable, such as a magnetically attached sign, this element does not apply when all such signage is removed and stored out of view;
2.5.3. Normally employed or designed for commercial business use, whether or not a business name or advertisement is displayed.
2.5.4. Racks, materials, ladders, tool boxes and/or tools are visible on the exterior of the vehicle;
2.5.5. Used to haul any hazardous materials;
2.5.6. Designed to carry more than 15 (fifteen) passengers.

2.6. DUE PROCESS
An established course for judicial proceedings or other governmental activities designed to safeguard the legal rights of the individual.

2.7. ELECTRIC BICYCLE
Two-wheeled vehicle supplemented with an electric motor having a maximum speed capability of 20 mph.

2.8. GOLF CART
A motor vehicle having not less than three wheels in contact with the ground, having an unladen weight of less than 1,300 pounds, which is designated to be and is operated at no more than 20 mph, and has a maximum width of 48".

2.9. INTERNAL DISPUTE RESOLUTION (IDR)
An internal due process procedure offering an opportunity for both sides to meet and confer in good faith in an effort to resolve a dispute and reach a resolution of alleged violations of community rules.

2.10. LOW-SPEED VEHICLE (LSV)
A motor vehicle which is designed to travel in excess of 20 MPH with a maximum speed of 25 MPH. LSV's less than 48" in width shall be driven in accordance with the rules and regulations established for Golf Carts. LSV's that are more than 48" in width are prohibited from all walkways and sidewalks.

2.11. MOBILITY SCOOTER
A vehicle that is propelled by an electric motor with a battery pack on the vehicle. This vehicle is self-propelled.
2.12. **MOTORCYCLE**
A motorcycle has more than a 150cc engine size, and no more than three wheels and has to be registered with the Department of Motor Vehicles (DMV).

2.13. **MOTOR-DRIVEN CYCLE**
A motor-driven cycle has 149cc or less engine size (CVC §405) and has to be registered.

2.14. **NON-RESIDENT**
A person without the right under the governing documents and applicable law to occupy a dwelling within a Mutual.

2.15. **PARKING PERMIT BINDER**
A register maintained by the Security Department to document vehicles granted a limited exception to certain parking rules.

Examples: Extended RESIDENT’S absence, overnight RV parking, late night calls for overnight guests without a parking permit.

2.16. **PARKING RULES VIOLATION PANEL (PRV)**
The Mutual Eight Board of Directors (BOD) has established a committee consisting of a facilitator, two (2) Mutual Eight directors, and one Mutual Eight Shareholder, and an alternate as may be designated from time to time by the BOD and assigned to meet on a rotating schedule to hear Shareholder/Member disputes regarding Parking RULES VIOLATIONS NOTICES issued by Security Department.

2.17. **PEDESTRIAN**
Any person who is afoot or who is using a means of conveyance propelled by human power other than a bicycle. This also includes, or any person operating a self-propelled wheelchair, motorized scooter, tricycle or quadricycle.

2.18. **PROHIBITED VEHICLES**
2.18.1. Aircraft;
2.18.2. Boats, personal watercraft, and their trailers, except as allowed in Section 3.10 – Recreational Vehicles Restricted;
2.18.3. INOPERABLE VEHICLE: a vehicle that lacks a functioning engine or transmission, or non-functioning wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways;
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2.18.4. Off-road vehicle (not street licensed) other than GOLF CART or GOLF CAR;

2.18.5. UNAUTHORIZED VEHICLE: Use of a motor vehicle in the community without consent of Mutual Eight;

2.18.6. UNREGISTERED VEHICLE: no current valid State registration; or

2.18.7. Vehicle designed to carry 12 (twelve) or more passengers.

EXCEPTION:
Buses or limousines to load or offload passengers with approval from the Security Department or Recreation Departments.

2.19. RECREATIONAL VEHICLE (RV)
A motor vehicle or trailer for recreational dwelling purposes; a motor home or other vehicle with a motor home body style which has its own motor power or is towed by another vehicle.

EXCEPTION:
Van camper conversions.

2.20. RESERVED PARKING
A parking location that is marked as such by a sign, or curb or pavement marking is set-aside for use only by the designated user(s).

2.21. RULES VIOLATION NOTICE (CITATION)
A written notification of a violation of GRF parking policies placed on the violating vehicle. This information is forwarded to the Mutual Eight President.

2.22. TRUST PROPERTY
All land operated by the GRF on behalf of the Mutuals.

2.23. TRUST STREETS
Streets with names.

2.24. UNASSIGNED PARKING
Not an ASSIGNED PARKING space.

2.25. UNAUTHORIZED VEHICLE
A vehicle not permitted to be on TRUST PROPERTY.

2.26. VEHICLE USED FOR RECREATION (VUFR)
Boats, boat trailers, all-terrain vehicles (ATVs), trailers used to transport ATVs.
RESIDENT REGULATIONS

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3. RULES FOR PARKING

3.1. PROHIBITED VEHICLES

3.1.1. No PROHIBITED VEHICLE shall be parked on TRUST PROPERTY.

3.1.2. At no time, shall any vehicle be parked on MUTUAL EIGHT PROPERTY if it is leaking any fluids.

EXCEPTION:
Clear Water

3.2. TEMPORARY PARKING PERMITS

3.2.1. The following Parking Permits are issued by Security Department

3.2.2. All Parking Permits must be displayed on dashboard of vehicle or on the king pin of a fifth wheel or the tongue of a trailer:

3.2.2.1. Shareholders/Member for use on rental or new vehicle;

3.2.2.2. Guest of Shareholders/Member;

3.2.2.3. Overnight Parking Permit at request of Shareholders/Member for Guest.

3.3. GENERAL PARKING RULES

3.3.1. Park Safely – At no time may a vehicle be parked in a manner creating a traffic hazard.

3.3.2. No animal or child is allowed to be left alone in any parked vehicle on MUTUAL EIGHT PROPERTY. Animal Control or Seal Beach Police will be called immediately in either circumstance.

3.3.3. Fire Hydrant – At no time may a vehicle be parked within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate towaway at the owner’s expense. (See Policy 7582 – Towing Vehicles).

3.3.4. Sidewalk – No vehicle may be parked with any portion of it on a sidewalk.

3.3.5. Off Pavement – At no time may a vehicle be parked with any portion of it off pavement.
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3.3.6. Curb or Parking Stall – Vehicles may park in a designated parking stall or along a curb or sidewalk, unless otherwise provided herein.

Vehicles on a two-way travel roadway must be parked with the passenger side wheels within 18 (eighteen) inches of the curb or sidewalk.

3.3.6.1. Vehicle must be parked completely within the marked boundaries of a parking space

3.3.6.2. A vehicle may be parked in a location that is not a marked stall; however, at no time may it be parked in a manner that creates a traffic hazard, interferes with other vehicle access, PEDESTRIAN traffic, or access to facilities or equipment.

3.3.6.3. Any vehicle without proof of current valid State registration may not be parked on MUTUAL EIGHT PROPERTY at any time.

3.3.6.4. Any vehicles without a GRF decal on windshield or pass displayed on the dash may not be parked on MUTUAL EIGHT PROPERTY.

3.3.6.5. Trailers not connected to a vehicle are not permitted to be parked on MUTUAL EIGHT PROPERTY.

Such trailers may be parked in the Permit section at Clubhouse 4 (four) only with a permit issued by the Security Department.

3.3.6.6. Pods, moving trailers or similar portable storage units are not permitted on MUTUAL EIGHT PROPERTY without Security Department authorization.

3.3.6.7. Vehicles in violation are subject to immediate tow away at owner’s expense. (See Policy 7582 – Towing Vehicles).

3.4. PARKING ZONES

3.4.1. Red Zones – Vehicles in violation are subject to immediate tow away at owner’s expense. (See Policy 7582 – Towing Vehicles).

3.4.1.1. Fire Hydrant or Fire Lane: No person shall park or leave standing any vehicle within 15 (fifteen) feet of a fire hydrant even if the curb is unpainted.
3.4.1.2. Non-Fire Lanes: A vehicle may not be left unattended.

3.4.1.3. Bus Stops: No person shall park or leave standing any vehicle within 30 (thirty) feet on bus stop side of the street to provide for loading and unloading of buses.

3.4.1.4. Drive-up Mail Boxes: No person shall park or leave unattended any vehicle within 15 (fifteen) feet of the mail box.

3.4.2. Blue Zone (Handicapped): Vehicles must display a valid, government-issued disabled (handicapped) license plate or placard.

3.4.3. Green Zone: Parking may not exceed time limit posted by sign or curb marking.
   EXCEPTION:
   Unlimited time parking in a Green Zone is permitted only when the vehicle is displaying a valid government-issued disabled (handicapped) license or placard.

3.4.4. White Zone: Passenger loading and unloading only. Time limit: 30 (thirty) minutes.

3.4.5. Yellow Zone: Commercial vehicle loading and unloading only: 30 (thirty) minutes.

3.4.6. Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless otherwise restricted.

3.5. RESIDENT’S PARKING

A RESIDENT’S vehicle (not RV or VUFR) may be parked for no more than 72 (seventy-two) hours in one location without first notifying the Security Department.

3.5.1. Carports are for the use of Mutual Eight Shareholders and Registered Co-occupant. Use by anyone else is prohibited. Passenger vehicles are to be parked heading in, and shall be licensed and insured in compliance with Department of Motor Vehicles regulations. They shall also exhibit a current and valid Golden Rain Foundation identification decal issued by the Golden Rain Foundation and have current DMV registration tags.

3.6. NON-RESIDENT PARKING

NON-RESIDENT vehicles are not eligible for extended parking privileges without permit issued by the Security Department.
3.6.1. Any violation of this section may result in vehicle being towed at the owner's expense. (See Policy 7582 – Towing Vehicles).

3.6.2 Carports are for the use of Mutual Eight Shareholders and Registered Co-occupant. Use by anyone else is prohibited. Passenger vehicles are to be parked heading in, and shall be licensed and insured in compliance with Department of Motor Vehicles regulations. They shall also exhibit a current and valid Golden Rain Foundation identification decal issued by the Golden Rain Foundation and have current DMV registration tags.

3.7. CAREGIVER PARKING

A CAREGIVER may park on TRUST PROPERTY only when a CAREGIVER parking pass is displayed on the dashboard of the vehicle.

For Caregiver parking rights, the person must be registered with the GRF Stock Transfer office.

3.8. CONTRACTOR AND SERVICE VEHICLE PARKING

3.8.1. Contractors’ vehicles must comply with all rules set forth herein and must not obstruct or park on the sidewalk.

3.8.2. Contractor and service vehicles, including personal vehicles driven by workers shall not be parked on MUTUAL EIGHT PROPERTY (TRUST STREETS included) overnight without a permit.

3.9. OVERNIGHT PARKING PERMITS

3.9.1. RESIDENT overnight parking is prohibited without a Security Department issued vehicle decal or Overnight Parking Permit.

3.9.2. COMMERCIAL VEHICLES, equipment, and materials utilized in authorized activities conducted for the Mutual, or its RESIDENTS are not permitted without an Overnight Parking Permit issued by the Security Department.

EXCEPTION:

COMMERCIAL VEHICLES parked in assigned rental spaces in Allen's Alley by Clubhouse 2 (Two).

3.9.3. The Overnight Parking Permit must be displayed face-up on the driver
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The following vehicles and equipment are prohibited from parking on TRUST STREETS at any time between the hours of 12:00 a.m. and 7:00 a.m. unless otherwise addressed in this policy.

3.9.4.1. Vehicle not displaying a valid GRF decal or Overnight Parking Permit.

3.9.4.2. Recreational Vehicle – except as provided below in Section 3.10 – “Recreational Vehicles Restrictions.”

3.9.4.3. COMMERCIAL VEHICLE, construction/maintenance equipment, storage and disposal units, building materials.
### 3.10. RECREATIONAL VEHICLES (RV) or VEHICLE USED FOR RECREATION (VUFR) RESTRICTIONS

An RV or VUFR may be parked on MUTUAL EIGHT PROPERTY only when meeting all of the following conditions:

3.10.1. RV parked at any MUTUAL EIGHT PROPERTY facility **MUST** have Security Department issued decal or a Parking Permit.

3.10.2. RV or VUFR is parked up to 48 (forty-eight) hours for the purpose of loading or unloading.

3.10.3. Other activities, such as sleeping or resting in the RV or VUFR, and vehicle maintenance are not allowed.

3.10.4. RV or VUFR must be parked with engine and accessory equipment (e.g. exterior lights, air conditioner, audio and video equipment) shut off.

The generator may **ONLY** be used between the hours of 8:00 a.m. and 8:00 p.m. while loading or unloading the vehicle.

3.10.5. Extensions such as slide-outs, tilt-outs, and awnings must be closed. Steps must not block the sidewalk.

3.10.6. RV or VUFR may not be attached to any external power supply.

3.10.7. Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.

3.10.8. No animals or children are to be left unattended on or within any RV or VUFR at any time.

### 3.11. “FOR SALE” SIGNS

"For Sale" signage shall not be displayed on any vehicle on MUTUAL EIGHT PROPERTY.

### 3.12. REPAIRS

Vehicles may not be rebuilt or rehabilitated, major service may not be performed, and fluids may not be changed on any MUTUAL EIGHT PROPERTY.

### 3.13. WASHING

All washing of vehicles must be done at the car and RV washing areas behind Clubhouse 2 (Two). Vehicles must have a GRF decal.

**EXCEPTION:** NON-RESIDENTS shall not be permitted to wash their vehicle anywhere on MUTUAL EIGHT PROPERTY.
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4. TRUST PROPERTY PARKING AREAS

4.1. CLUBHOUSE ONE

4.1.1. Parking next to the Wood Shop is prohibited between 11:00 p.m. and 7:00 a.m.

4.1.2. Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the west side of the clubhouse (Burning Tree).

4.1.3. Parking is permitted up to 72 (seventy-two) hours in the lot across from the clubhouse next to the golf course.

4.2. CLUBHOUSE TWO

4.2.1. Parking next to the Wood Shop and car wash is prohibited between 11:00 p.m. and 7:00 a.m.

4.2.2. Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the east side of the clubhouse (El Dorado).

4.2.3. Parking is permitted up to 72 (seventy-two) hours in the lot between the clubhouse and the RV lot.

4.3. CLUBHOUSE THREE & FOUR

4.3.1. Permit Parking

The three (3) approved locations within the Clubhouse 4 (four) parking lot are for temporary RV and VUFR use, subject to the terms and conditions noted in this policy. Available permit parking is limited. Spaces are allotted on a “first come first served” basis.

EXCEPTION:

The Radio Club Yellow Emergency Van

Innovative Cleaning Service Vehicles
4.3.2. Identification

All RVs and VUFRs must be registered with the Security Department and display the Parking Permit in order to park in the noted locations. If the RV or VUFR does not have a windshield, the identification must be placed on the king pin of a fifth wheel or the tongue of a trailer.

4.3.3. RVs and VUFRs

4.3.3.1. Shareholders/Members and Guests may park a RV or VUFR temporarily in the noted locations for the purpose of loading and unloading, and preparing the vehicle for travel or storage subject to these Rules and Regulations of the GRF.

4.3.3.2. Notification – Shareholders/Members and Guests must notify Security Department immediately when entering the community with their RV or VUFR. This notification is required in order to park temporarily for a term as follows:

4.3.3.3. Maximum Consecutive Nights
Shareholders/Members may park one (1) RV (and boat or trailer) or VUFR at a time temporarily in the approved location within the Clubhouse 4 (four) parking lot for a maximum of 21 (twenty-one) days at no charge. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.

Guests may park one (1) RV (and boat or trailer) or VUFR at a time temporarily in the approved location within the Clubhouse 4 (four) parking lot for a maximum of 14 (fourteen) days at no charge. An additional 7 (seven) days are available with a fee. See section below. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.

4.3.3.4. In the event of an unexpected medical and/or mechanical emergency the Security Chief, Deputy Security Chief or the Executive Director may grant a limited extension not to exceed 72 (seventy-two) hours.

EXCEPTION:
Watch Commander or Deputy Chief may grant extension until return of the Security Chief or Executive Director.

4.3.3.5. The Security Chief must make a monthly report of all permitted vehicles to the Security Bus and Traffic Committee (SBT).

4.3.3.6. Failure to comply may result in towing of the vehicle at the owner’s expense.

4.3.4. Use of an RV or VUFR

4.3.4.1. Shareholders/Members and Guests may live in a RV or VUFR parked in the community for a maximum of seven (7) days. This includes sleeping, cooking or any other activities not associated with preparation of the vehicle for travel or storage.

4.3.4.2. No animal or child shall be left alone in a vehicle at any time.
4.3.5. Safety Requirements – All sections of the California Vehicle Code that are applicable to RVs and VUFRs shall be adhered to while parked in community.

4.3.6. Parking Fees for RV or VUFR

4.3.6.1. Shareholder/Member: Twenty-one (21) days – No Charge.

4.3.6.2. Guest of Shareholders/Member:  
There is no charge for the first fourteen (14) days.  
The following seven (7) days will be charged at rate of $20.00 per day.

4.3.6.3. Payment will be collected by the Security Department at the time the Parking Permit is issued. Checks only. All other types of payments will be made at the Finance Department.

4.3.6.4. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.

4.4. BUILDING FIVE, CLUBHOUSE SIX, HEALTHCARE CENTER, ADMINISTRATION AND ALLEY

No overnight parking is permitted.

EXCEPTIONS:
    Security Vehicles;
    CARE ambulances;
    Pharmacy delivery vehicles; and
    Two (2) Healthcare Vehicles;
    24 Hour Nurse;
    HCC Golf Cart;
    GRF Vehicles; and
    Innovative cleaning service vehicles.
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4.5. **AMPHITHEATER**

4.5.1. No Shareholder/member may park in any space marked for "Staff" or HCC between the hours of 7am to 6pm, Monday to Friday.

4.5.2. The parking space designated for the HCC 24-Hour Nurse may never be used by anyone else except that employee and the HCC Golf Cart.

5. **BICYCLES/TRICYCLES**

BICYCLES or TRICYCLES may not be parked in any manner interfering with foot or vehicle traffic. Bicycles must be parked utilizing parking racks where provided. Mutual Eight is not liable for damaged, lost or stolen property.

Attended BICYCLES or TRICYCLES may be parked off pavement, but only in such a manner as not to damage landscaping.

Parking on a sidewalk is prohibited.

6. **TOWING**

The Security Department will take steps to identify the owner and make contact. Failure to contact the vehicle owner shall not affect the ability of Mutual Eight to tow any vehicle in violation of these rules or posted signage.

6.1. **Immediate Towing Situation**

A vehicle parked in either Red Zone “Fire Lane” or “Fire Hydrant.”

6.2. **Red Ticket Towing Notice**

The vehicle has been issued a notice of parking violation, and 96 hours have elapsed since the issuance of that notice.

7. **DUE PROCESS**

Due Process is a set of procedures of increasing stages of formality and associated additional costs to both parties.

7.1. **Internal Dispute Resolution (IDR) Process**

7.1.1. Person charged with the violation (Violator) can pay the fine. The citation has the fines for parking violations on the reverse side of the form.

7.1.2. The Violator has the right to contest the "rules violation" in writing to the Parking Rules and Violations Panel (PRV) within ten (10)
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business days of the date of the violation,

7.1.3. A hearing will be scheduled by the PRV of Mutual Eight.

7.1.4. Violator may submit a response in writing within ten (10) business days of the violation to the PRV, if they are unable to attend the hearing.

7.1.5. The PRV must be notified ten (10) business days prior to the hearing if interpreter’s services are needed and the language required.

7.1.6. Shareholders/Members will be notified in writing of the results of the hearing within 15 business days.

7.2. Notice of Hearing

The written RULES VIOLATION NOTICE (Citation) serves as written notice of the violation and hearing (Civ. Code §5855). The following items will be set forth in the written Violation of Rules:

7.2.1. Description of violation, including time of violation and location and possible penalties (including possible monetary penalties); and

7.2.2. Hearing date, time, and location of Hearing.

7.3. Notice Handout

This document supplements the Citation and must contain the following:

7.3.1. The date, time, and place of the hearing;

7.3.2. The nature of the alleged violation (including the date/time and location) for which a member may be disciplined;

7.3.3. A statement that the member has a right to attend the hearing and present evidence. (Civ. Code §5855(b).);

7.3.4. Notification that a "Failure to Respond" will acknowledge acceptance of the violation and the corresponding fine may be imposed; and

7.3.5. A section to indicate the need for an interpreter and the language requested. The PRV must be notified at least ten (10) business days prior to the hearing if the Shareholder/member will bring an interpreter.
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7.4. Extensions

The Shareholders/Member may request one extension of the panel hearing under these following circumstances:

7.4.1. An extension of Hearing date at least 48 (forty-eight) hours prior to the scheduled PRV hearing with no explanation;

7.4.2. An extension for medical, health or family issues;

7.4.3. The written notification to the PRV panel that the Violator is bringing a lawyer. This will require a minimum 30-day extension to insure PRV attorney will be present, or

7.4.4. A second extension may be granted by the PRV.

7.5. PRV Hearing

7.5.1. Defense - The Shareholders/Member has the right to examine and refute evidence. The photos may be viewed in the Security Office by appointment. The Security Department will have a representative present to explain all relevant information and evidence. This may include questions during the hearing. Members also have the right to submit their defense in writing rather than make an appearance before the PRV. (Corp. Code §7341(c)(3).)

7.5.2. Lawyers - The Shareholders/Member has a "right" to bring a lawyer to represent them in an IDR hearing. The Shareholder/Member must provide a 30-day written notification to the Panel. The Shareholder/Member may bring an Observer or interpreter.

7.5.3. The Panel Session is a closed meeting. Hearings will be held in executive session. The Shareholder/Member may request an open hearing.

7.5.4. If the Shareholders/Member does not appear at the scheduled meeting without prior notification to the Panel, this will be accepted as agreement by the Shareholders/Member of the validity of the violation and the appropriate fine may be assessed.

7.6. Post-Hearing Due Process

7.6.1. Findings - The PRV panel shall make "findings" to support the panel's decision regarding the alleged violation. Findings may allow for vacating the citation.

7.6.2. The fine is reasonable and rationally related to the operations of the association. The session will include violation number and results of hearing.
7.6.3. **Notice of Decision.** Notice of the panel's decision must be given by first-class mail within 15 business days following the PRV's decision (Civ. Code §5855(c); Corp. Code §7341(c)(2).) The letter of decision shall include the panel's findings.

7.7. **The PRV Panel**

7.7.1. GRF must have a published enforcement policy in place as required by law.

7.7.2. Panel will meet on a to-be-arranged basis.

7.7.3. A second meeting will be scheduled if the volume of hearing requests is too large; it will meet on the 4th Wednesday at 1:00 p.m. in Conference Room B.

**EXCEPTION:**

7.7.3.1. Contractors will be adjudicated by the Facilities Director.

7.7.3.2. Health Care Center (HCC) employees will be adjudicated by HCC management.

7.7.3.3. GRF employees will be adjudicated by GRF Human Resources Department.
FEES (FINES) FOR PARKING RULES VIOLATIONS ON MUTUAL EIGHT AND TRUST PROPERTY

The following Parking Rules are strictly enforced and are applicable to all persons controlling or operating vehicles on any PROPERTY regulated by Mutual Eight. This also refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

Per the Occupancy Agreements all Shareholders/Members are solely responsible for the actions of their guests and employees; therefore they are solely responsible for the fines and penalties incurred by their guests or employees.

GRF vehicles are exempted from these policies when appropriate, such as maintenance or security vehicles assisting first responders or providing emergency services to a Shareholders/Member unit.

1. FINES FOR PARKING VIOLATIONS

   Fee explanations for Fine table below:

   1.1 Any animal or child left unattended in a vehicle will be reported immediately to Animal Control or Seal Beach Police.

   1.2 First Offense

       The first offense may result in either a Fix-It citation, a verbal warning from a Director, a Fine or the vehicle being towed. See table below.

       A Fix-It citation allows 30 days for resolving the problem.

       The fine may be waived by the PRV Panel.

   1.3 Additional citations may be issued after each 24-hour period.

   1.4 After the fourth RV or VUFR violation all RV or VUFR parking privileges are suspended for twelve (12) months beginning with the date of the fourth infraction.
## RESIDENT REGULATIONS

### Adoption of GRF Policy 1927-37 – Parking Rules

<table>
<thead>
<tr>
<th>Violation</th>
<th>1st</th>
<th>2nd and Subsequent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Assigned Parking Space or restricted parking Space</td>
<td>25.00</td>
<td>25.00</td>
</tr>
<tr>
<td>2. Blocking Crosswalk (not applicable to Mutual Eight)</td>
<td>25.00</td>
<td>25.00</td>
</tr>
<tr>
<td>3. Expired or Invalid State Vehicle Registration*</td>
<td>50.00</td>
<td>50.00</td>
</tr>
<tr>
<td>4. Flat Tires</td>
<td>Fix-It</td>
<td>25.00</td>
</tr>
<tr>
<td>5. “For Sale” sign on Vehicle</td>
<td>20.00</td>
<td>20.00</td>
</tr>
<tr>
<td>6. Handicap Parking without Placard or Handicap ID Displayed</td>
<td>100.00*</td>
<td>200.00</td>
</tr>
<tr>
<td>7. Hazardous Materials Leaking</td>
<td>50.00</td>
<td>50.00</td>
</tr>
<tr>
<td>8. Limited Time Parking</td>
<td>20.00</td>
<td>20.00</td>
</tr>
<tr>
<td>9. Maintenance or Repair</td>
<td>25.00</td>
<td>25.00</td>
</tr>
<tr>
<td>10. No Valid GRF Vehicle Decal or Parking Permit Displayed</td>
<td>20.00</td>
<td>20.00</td>
</tr>
<tr>
<td>11. Parked on Sidewalk or Grass</td>
<td>25.00</td>
<td>25.00</td>
</tr>
<tr>
<td>12. RED ZONE: Bus Stop</td>
<td>25.00</td>
<td>25.00</td>
</tr>
<tr>
<td>13. RED ZONE: Fire Hydrant</td>
<td>100.00</td>
<td>200.00</td>
</tr>
<tr>
<td>14. RED ZONE: Mail Box (not applicable to Mutual Eight)</td>
<td>25.00</td>
<td>25.00</td>
</tr>
<tr>
<td>15. RV or VUFR - Generator Running 8pm – 8am</td>
<td></td>
<td>50.00</td>
</tr>
<tr>
<td>16. RV or VUFR - Jack Support: None or Inadequate</td>
<td>50.00</td>
<td>50.00</td>
</tr>
<tr>
<td>17. RV or VUFR Parked Over 72 (Seventy-Two) Hours on TRUST STREET</td>
<td>40.00</td>
<td>40.00</td>
</tr>
<tr>
<td>18. Washing any vehicle on Trust Property (except Car Wash areas)</td>
<td>20.00</td>
<td>20.00</td>
</tr>
<tr>
<td>19. Washing a Non-resident Vehicle at Car Wash</td>
<td>20.00</td>
<td>20.00</td>
</tr>
</tbody>
</table>

*Fine will be waived on first offense if placard and/or paperwork that was current at time of Citation is presented. The Security Services Director has the right to waive the first offence fine if needed paperwork is presented to them.*

### MUTUAL ADOPTION AMENDMENTS

<table>
<thead>
<tr>
<th>MUTUAL</th>
<th>ADOPTION</th>
<th>AMENDMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>EIGHT:</td>
<td>04-24-17</td>
<td>12-19-17</td>
</tr>
</tbody>
</table>

(draft created on 04-16-18 ka/ct)  Page 20 of 20
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At the April 5, 2018, Presidents Council, Executive Director Randy Ankeny, discussed the Bulk Cable Service Agreement with Superwire. Mr. Ankeny has respectfully requested that each Mutual Board authorize GRF to seek and negotiate as directed and on behalf of the combined Mutuals a new bulk cable agreement. Of note: such action by the Mutuals require unanimous consent, as preliminary research on cable providers, note exclusive rights.

Please be advised, on February 18, 2019, the agreement between GRF and Superwire will terminate and action is requested by each Mutual Board as follows.

Resolution to authorize GRF to negotiate a mutually beneficial bulk cable service agreement:

WHEREAS, GOLDEN RAIN FOUNDATION (hereinafter "GRF") through its volunteer Board of Directors, is responsible for management, control and administration of a residential common interest development (the "Project"), under the Declaration of Trust ("Trust"), which grants the Foundation the authority to manage and govern trust property and community facilities, all within what is known as Seal Beach Leisure World, consisting of sixteen (16) Mutuals (hereinafter the "Mutuals");

WHEREAS, notwithstanding the foregoing, GRF is not a housing provider, and neither owns or operates any housing for the residents in the Project;

WHEREAS, each Mutual in Seal Beach Leisure World, is its own fully-functioning association with its own Occupancy Agreements, Bylaws, Rules, Resolutions and Policies. Mutual Boards direct GRF to take action on their behalf pursuant to the Management Agreements between GRF and each Mutual, and pursuant to applicable law;

WHEREAS, the Management Agreements between GRF and each Mutual state that GRF has the duty to "operate and maintain the Project according to the highest standards achievable consistent with the overall plan of the [Mutual] and the interests of the consenting parties...GRF shall be expected to perform such other acts and deeds as are reasonable, necessary and proper in the discharge of its duties under this Agreement." (Management Agreement, FOURTH, Section (m) (Mutuals 1-11; 14-15; 17); FOURTH (o) (Mutual 12); FOURTH (n) (Mutual 16));

Resolution to authorize GRF to negotiate a mutually beneficial bulk cable service agreement (continued):
WHEREAS, the Management Agreements between GRF and each Mutual state that GRF has a duty to "Take such action as may be necessary to comply promptly with any and all orders or requirements affecting the premises placed thereon by any federal, state, county, or municipal authority having jurisdiction thereover." (Management Agreement, FOURTH, Section (f) (Mutuals 1-11; 14-15; 17); FOURTH, Section (g) (Mutuals 12, 16));

WHEREAS, the agreement between GRF and Superwire Telecom, Inc, shall expire on February 18, 2019;

WHEREAS, negotiations for any bulk cable services will require the joint and unanimous consent of all Mutuals to authorize GRF to negotiate a bulk cable service agreement for a period not to exceed five (5) years;

NOW, THEREFORE, be resolved that the following Resolution is adopted by the Board of Directors:

The officers and staff of GRF are hereby authorized on behalf of the Mutual to negotiate a mutually beneficial bulk cable service agreement for a period not to exceed (5) years. Such authorization is contingent upon the collective approval of all Mutual Boards.
TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: SHAREHOLDER STATEMENT TO VOTE CUMULATIVELY (NEW BUSINESS
ITEM E)
DATE: APRIL 23, 2018
CC: MUTUAL FILE

Per the Mutuals’ Bylaws Article IV, Section 7, I (please state your first and last name),
shareholder of Mutual Eight, intend to vote cumulatively for the election of Directors for the 2018-
2019 term of office.
MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: APPOINT OBSERVERS OF THE 2018–2019 MUTUAL EIGHT ANNUAL ELECTION (NEW BUSINESS ITEM E)
DATE: APRIL 23, 2018
CC: MUTUAL FILE

In accordance with Policy 7210.08 – Annual Elections (attached), Item 4, subsection b, as follows

b. Observers of the Election Appointed By the Board of Directors

There shall be three (3) observers of the election appointed by the Mutual Board of Directors 30 days before the annual meeting day. The Board may also appoint alternative observers of the election. The observers of the election may appoint and oversee additional assistant observers of the election in any number deemed to be reasonable by the Mutual Board of Directors.

The Mutual Eight Board of Directors appoint the following shareholders as observers of the 2018–2019 Annual Election

1. _________________________________, Unit ________________________
2. _________________________________, Unit ________________________
3. _________________________________, Unit ________________________
MUTUAL OPERATIONS

STOCKHOLDERS MEETINGS

Elections (Mutual Eight)

In accordance with State Law and the Mutual Eight Bylaws, the following policy is established for all elections and the general election of directors to the Mutual Eight Board of Directors.

1. Candidates
   a. Candidate Eligibility
      
      In accordance with the Mutual Eight Bylaws, all Shareholders are eligible to run for election to the Mutual Eight Board of Directors.
   
   b. Notification of Nominations for Election of Directors
      
      The Mutual Eight Board of Directors shall place notice in the Golden Rain News and in the Mutual Eight laundry rooms not less than ninety (90) days prior to the election meeting that any shareholder of Mutual Eight may place his/her name into nomination for the election of the Mutual Eight Board of Directors.
   
   c. Self-Nomination by Shareholders
      
      Mutual Eight shareholders who wish to nominate themselves as a candidate for election to the Board of Directors must do so in writing to the Nominating Committee not more than ninety (90) days or less than sixty (60) days prior to the election meeting date.
   
   d. Nominating Committee
      
      The Mutual Eight Board of Directors will appoint a Nominating Committee no later than 90 days before the election meeting (no later than the February Board of Directors’ Meeting for the annual Board of Directors’ election). The complete Nominating Committee Report, including all self-nominated candidates, all incumbents wishing to run, and others agreeing to run, must be delivered to the Inspectors of the Election forty-five (45) days before the date of the election meeting.
   
   e. Nominations from the Floor
      
      Candidates may be nominated from the floor during the election meeting. There is no provision in the Mutual Eight Bylaws allowing write-in candidates.
   
   f. Equal Access to Clubhouse Facilities

(Mar 08)
MUTUAL OPERATIONS

STOCKHOLDERS MEETINGS

Elections (Mutual Eight)

Equal access to clubhouses shall be provided at no cost to all candidates, including those who are not incumbents, and to all Shareholders advocating a point of view, including those who are not endorsed by the Mutual Eight Board of Directors, for purposes reasonably related to the election. The clubhouses are subject to availability by reservation only on a first-come, first-serve basis.

2. Election Process

a. The Golden Rain Foundation may provide a contracted vendor to assume all election services and who will be directed to conduct the election in accordance with this policy and State Law.

b. If the GRF does not provide a contracted vendor to assume all election services, then the Golden Rain Foundation or the Mutual Eight Corporation will conduct the election in accordance with this policy and State Law.

3. Election Materials

a. Notice Letter

The notice letter, mail-in secret ballot, voting instructions and mailing instructions for the Mutual Eight election shall be mailed by the Inspector(s) of the Election to each Mutual Eight Shareholder no later than thirty (30) days prior to the election meeting.

b. Secret Ballots Returned By Mail

The mail-in secret ballot or proxy form is required to be mailed to the Inspector(s) of the Election for proper verification and validation, and must be received before 4:00 p.m. on the day before the election meeting.

The mail-in secret ballot is irrevocable once the Inspector(s) of the Election validate it.

If the mail-in secret ballot or proxy form is sealed and properly mailed, the Inspector(s) of the Election will open the mail-in secret ballot or proxy form the day of the election meeting.

c. Balloting and Proxies at the Election Meeting
MUTUAL OPERATIONS

STOCKHOLDERS MEETINGS

Elections (Mutual Eight)

If a secret ballot or proxy form has not been recorded with the Inspector(s) of the Election before 4:00 p.m. on the day before the election meeting, a Mutual Eight Shareholder may record a qualifying secret ballot or proxy form with the Inspector(s) of the Election at the election meeting, up until the time the election is closed by the Mutual Eight President.

4. Inspectors of the Election

a. Qualifications and Appointment of Inspector(s)

The Mutual Eight Board of Directors must appoint Inspector(s) of the Election no later than ninety (90) days before the election meeting (no later than the February Board of Directors’ Meeting for the annual Board of Directors’ election). The Inspector(s) of the Election must be qualified to conduct the election in compliance with this policy and State Law and certify the election by the end of the Shareholders’ Meeting.

An inspector(s) of the election may not be a member of the Mutual Eight Board of Directors, or a candidate for the Mutual Eight Board of Directors, or related to a member of or candidate for the Mutual Eight Board of Directors, or under contract to Mutual Eight for any compensable services. (Note: Inspector(s) may be a contractor hired to conduct the election, one to three Shareholders, or any other qualified party.)

b. Observers of the Election Appointed By the Mutual Eight Board of Directors

There shall be three (3) observers of the election appointed by the Mutual Eight Board of Directors thirty (30) days before the election meeting day. The Board may also appoint alternative observers of the election. Official observers will be seated at the counting table across from the inspector(s) to observe the complete counting process. Observers must not interfere with the counting process, but watch and listen. Any issue of concern should be brought to the attention of the lead inspector. All other shareholder observers will be seated six (6) feet away from the counting table.

c. Inspector(s) of the Elections - Duties

1. Determine the number of shareholders entitled to vote and the voting power of each.
2. Determine the authenticity, validity and effect of proxies, if any.
3. Establish the mailing address for mail-in ballots and proxy forms, and the contact phone number for shareholder questions.

4. Prepare and mail to all Mutual Eight Shareholders, no later than thirty (30) days prior to the election meeting, the notice letter, mail-in secret ballot, voting instructions and mailing instructions for the Mutual Eight election, in a manner consistent with providing and ensuring that the member’s vote will be by “secret ballot.”

5. Receive mail-in secret ballots and proxy forms.

6. Open mail-in secret ballots and proxy forms at the election meeting.

7. Hear and determine all challenges and questions in connection to the right to vote.

8. Count and tabulate all votes.

9. Determine the results of the election.

10. Perform his or her duties expeditiously, impartially, and in good faith at all times.

11. Certify the election.

5. Voting

a. Qualification for Voting

Mutual Eight Shareholders may cast votes:
1. By using the mail-in secret ballot; or
2. By ballot in person on the day of the election meeting; or
3. By using a proxy form.

b. Cumulative Voting

The Secret Ballot will state: You have five (5) votes: “VOTE FOR FIVE (5)”.

In accordance with the Mutual Eight Bylaws voting may be “cumulative.”

The following excerpt from the Mutual Eight Bylaws must be stated clearly on the Secret Ballot:

“Provided the candidate’s name has been placed in nomination prior to the voting and one or more shareholders has given notice at the meeting prior to the voting of the shareholder’s intent to cumulate the shareholder’s votes, every shareholder entitled to vote at any election for Directors may cumulate his votes and give one candidate a
MUTUAL OPERATIONS

STOCKHOLDERS MEETINGS

Elections (Mutual Eight)

number of votes equal to the number of Directors to be elected or distribute his votes on the same principle among as many candidates as he deems fit."

c. Voting by Secret Ballot

All ballots shall be prepared in a manner consistent with providing and ensuring that the shareholder’s vote will be by “secret ballot.”

MUTUAL ADOPTION

EIGHT: 24 March 08
MEMO

TO: MUTUAL BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION
SUBJECT: CANCEL MAY MUTUAL BOARD MEETING DUE TO ANNUAL SHAREHOLDER MEETING (NEW BUSINESS ITEM F)
DATE: APRIL 23, 2018
CC: MUTUAL FILE

On April 23, 2018, the Board of Directors will vote to cancel the May Regular Meeting due to the Shareholders Annual Meeting being held on May 28, 2018.

I move to cancel the Regular Meeting of May 28, 2018, due to the Annual Shareholders Meeting.
March 16, 2018

To All Mutual Boards of Directors,

It is understood that the Golden Rain Foundation and/or any Mutual Board of Directors do not have responsibility to provide supplies or emergency services to residents of Leisure World in the event of a disaster.

It is therefore important for every resident to become informed on what to do to be ready for such an occurrence and not expect that help will be available.

The Emergency Information Council (EIC) are members/residents of mutuals in Leisure World who meet and gather information on disaster preparedness to help spread the word and encourage everyone to be proactive in self-sufficiency.

The council is asking your support in this effort by requesting a representative from your mutual to attend the monthly EIC meetings. The benefit of participation would be the increased awareness of personal responsibility in this area and steps that can be taken by each of us to help ourselves.

Respectfully,

Kathy Almeida
EIC Chairperson
M1.kalmeida@yahoo.com
I move that $80,000 will be transferred from general Operating Funds to Infrastructure Reserves as re-payment of the $80,000 transfer approved at the January 22, 2018, Board of Directors meeting.
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On March 27, 2018, the Golden Rain Foundation passed a motion to distribute its 2017 excess income to all the Mutual Corporations. The funds will be distributed based on a pro-rata basis and will be included in the monthly settlement amount on April 5, 2018.

_I move to accept the 2017 GRF excess income distribution of $6,748 and to deposit the funds into the Operating Fund._
I move to ratify the following sales and purchases by BNY Mellon for Mutual 8:

Sale February 1, 2018 – LA CaSol W $50,000

Sale February 2, 2018 – Wisconsin ST Trans $52,351

Sale March 27, 2018 – Cal State UR $59,946

Purchase February 29, 2018 – University of KY $54,949.50